



**Address:** [3012 RIVERWOOD LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 24506-17-3  
**Subdivision:** LYNN CREEK HILLS  
**Neighborhood Code:** 1M700A

**Latitude:** 32.6312425686  
**Longitude:** -97.0607904617  
**TAD Map:** 2132-348  
**MAPSCO:** TAR-112K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LYNN CREEK HILLS Block 17  
Lot 3 33.3333% UNDIVIDED INTEREST

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40905853

**Site Name:** LYNN CREEK HILLS-17-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 3,648

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,671

**Land Acres<sup>\*</sup>:** 0.1761

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CONNER CRYSTAL

**Primary Owner Address:**

3012 RIVERWOOD LN  
GRAND PRAIRIE, TX 75052

**Deed Date:** 1/1/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214278541](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONNER CRYSTAL;CONNER EST JAMES;CONNER EST SCOTTOLA	12/22/2014	<a href="#">D214278541</a>		
WASHINGTON RACHELLE YOULOND	5/9/2007	<a href="#">D207188018</a>	0000000	0000000
LENNAR HOMES OF TEXAS	5/9/2007	<a href="#">D207188017</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	10/11/2006	<a href="#">D206321628</a>	0000000	0000000
KP DEVELOPMENT PARTNERS LP	1/1/2005	000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$137,674	\$19,998	\$157,672	\$157,672
2024	\$137,674	\$19,998	\$157,672	\$157,672
2023	\$145,572	\$19,998	\$165,570	\$146,515
2022	\$113,197	\$19,998	\$133,195	\$133,195
2021	\$101,342	\$19,998	\$121,340	\$121,340
2020	\$91,068	\$19,998	\$111,066	\$111,066

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.